



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

PLANNING

Michael J. Johnson, AICP
Planning Director

**ZONING ADMINISTRATOR
ACTIONS
October 9, 2007**

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the Board Chambers, Squaw Valley Public Service District, 305 Squaw Valley Road, Olympic Valley. Due legal notification of these applications was given to the interested public agencies, County Department, and to property owners within 300 to 400 feet of the property lines of the subject property.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you require additional disability-related modifications or accommodation, please contact the Planning Department at (530) 581-6280. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. Requests received after such time will be accommodated only if time permits.

**1:30 P.M.
SW
Cont'd to
11/7/07**

PVAAT2007 0588 Michael Powell

The applicant is requesting a variance to the front setback requirement of 20' from the front property line, or 45 feet from the centerline of Bend Ave., to allow for a setback of 9 feet at the closest point (North) and 19 feet at the furthest point from the front property line (South) and 29 feet to 39 feet from the road centerline, for the purpose of expanding an existing uncovered deck.

The applicant also requests a variance to the side setback on the North property line of 3 feet to the foundation and 1 foot to the eave of an existing portion of the residence, where 5 feet is required.

SUBJECT PROPERTY (AP#090-224-003) comprises 9,862 sq. ft., is in plan area statement 031, Brockway residential, and is located at 286 Bend Ave. in the Brockway area.

**1:45 P.M.
SW**

**Cont'd to
11/7/07**

PVAAT2007 0438 Sherman Zell

The applicant is requesting a variance for the consideration of a reduction to the front yard setback for the construction of a two-vehicle garage approximately 8-feet from the property line and for the construction of a snow tunnel leading from the street and garage to the existing single-family residence located on the project site. Furthermore, the project involves the construction of two adjacent off-street parking spaces parallel to the street (one space on each side of the garage). Additionally, the project includes the construction of a landscape retaining wall within the front yard.

SUBJECT PROPERTY (AP#095-223-010) comprises 9,862 square feet, is zoned RS PD=4 (Single-family Residential, Planned Residential Development 4 dwelling units per acre), and is located at 1617 Trapper McNutt Trail in the Alpine Meadows area.

2:00 P.M.

**SB
Approved**

PVAAT2007 0436 Kevin Braddock as applicant for Luke Emard the property owner.

The applicant is requesting the approval of a Final Map modification of the Subdivision / Conditional Use Permit (20040186, MAJ 64) to reduce the setback requirement of 15 feet, allowing for a setback of 12 feet, in order to permit the construction of a bear bin enclosure.

SUBJECT PROPERTY (AP#107-040-031) comprises 12,347 sq. ft. and is zoned low density residential , and is located at 10035 Chaparral Court in the Timilick Subdivision in the Truckee area.